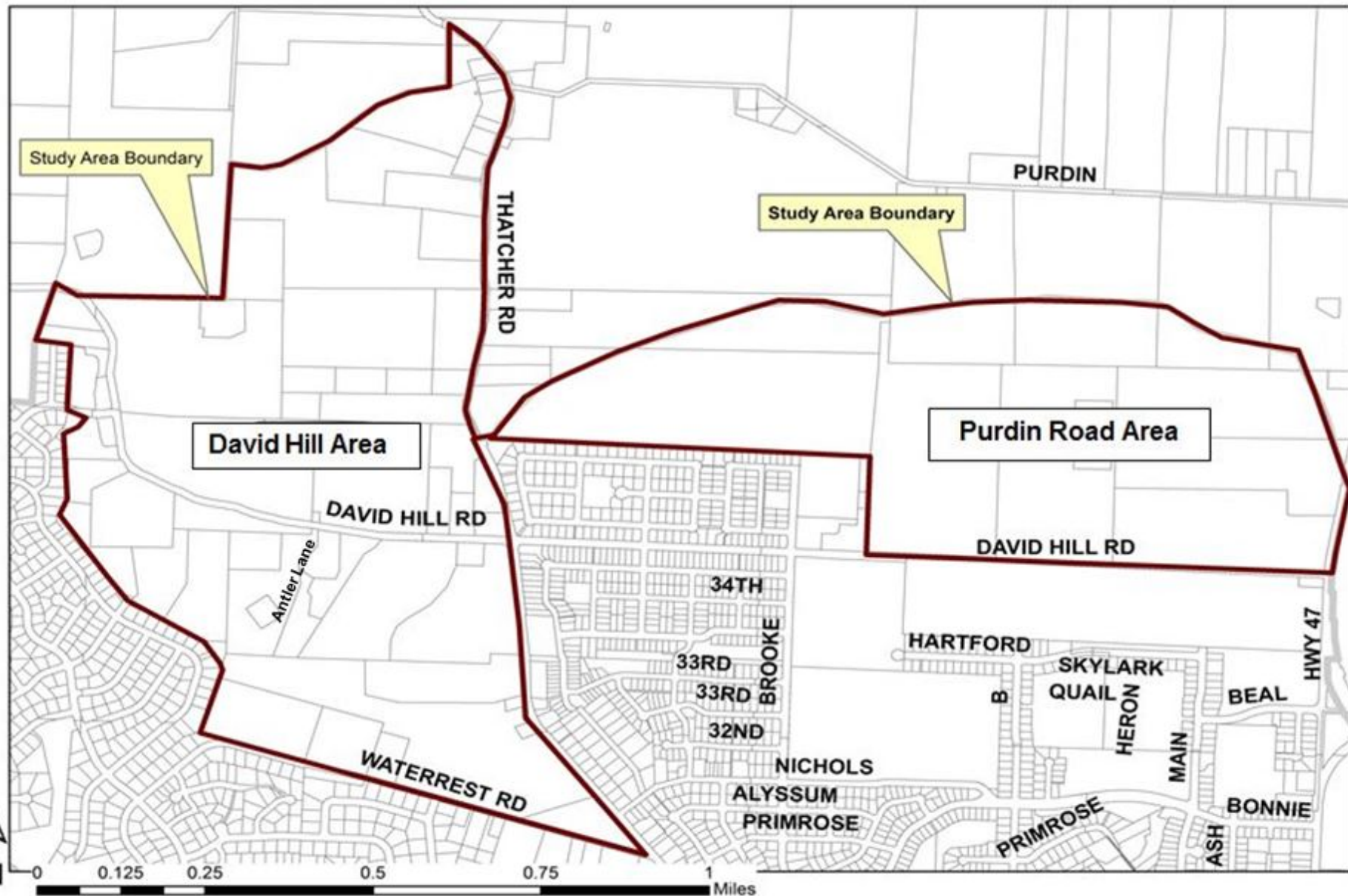


Westside Planning Project

Planning Commission Work Session

July 6, 2015

WESTSIDE PLANNING PROJECT AREAS



Purpose of Work Session

- Seeking Planning Commission direction on the land use alternative to proceed with process
 - Direction will allow consultants to develop infrastructure layout and costing

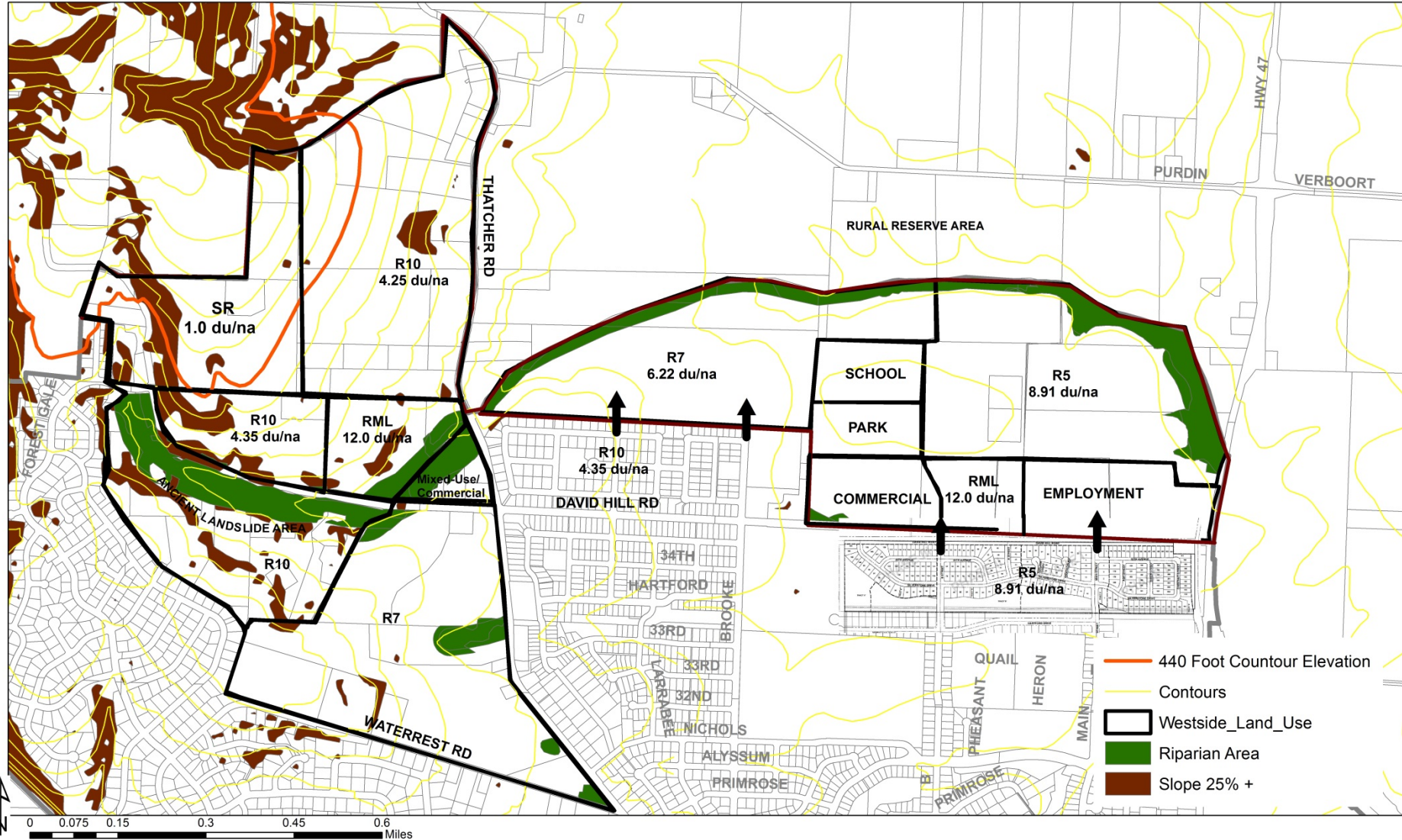
Background Studies

- Transportation Baseline Conditions
- Infrastructure Overview
- Natural Resource Overview
- Geological and Geotechnical Constraints

Process to Date

- Background studies prepared
 - On-Line for public review
- Two Technical Advisory Committee meetings
 - Roads
 - Infrastructure
- Two Charrettes
 - April 20th
 - May 20th

WESTSIDE PLANNING PROJECT



Westside Project Dwelling Unit Yield Estimate

| Area | Gross Acres | Slope >25% | Riparian Area | Landslide Area | Developable Land | R/W Set-aside 20% | Net Area | Assumed Density | Slope Deduction | Estimated Unit Yield |
|------------------------------|---------------|-------------------|-------------------|--------------------|--------------------|-------------------|---------------|-------------------------|-----------------|----------------------|
| South of David Hill (West) | 57.38 | 1.11 ¹ | 9.12 ² | 34.16 ³ | 12.99 | 2.60 | 10.39 | 4.35 du/na ⁴ | 20% | 36 |
| North of David Hill (West) | 24.30 | 6.57 | 0.00 | 0.00 | 17.73 | 3.55 | 14.18 | 4.35 du/na | 15% | 52 |
| North of David Hill (MU-RML) | 21.42 | 1.95 | 4.41 | 0.00 | 15.06 | 3.01 | 12.05 | 12.0 | 15% | 122 |
| North David Hill (MU-Com) | 8.50 | 0.00 | 4.9 | 0.00 | 3.60 | 0.70 | 2.90 | See Footnote 5 | 0% | 4 ⁵ |
| Watercrest R-7 | 99.75 | 1.65 | 0.3 | 0.00 | 72.62 ⁶ | 14.52 | 58.10 | 6.22 du/a | 10% | 325 |
| Thatcher R-10 | 98.66 | 2.85 | 0.00 | 0.00 | 95.81 | 19.16 | 76.65 | 4.35 du/na | 10% | 300 |
| Suburban Residential | 43.12 | 7.5 | 0.00 | 0.00 | 35.62 | 7.12 | 28.50 | 1.0 du/na | 15% | 24 |
| Purdin (R-7) | 76.70 | 0.00 | 11.60 | 0.00 | 65.10 | 13.00 | 52.10 | 6.22 du/a | 0% | 324 |
| Purdin (School) | 12.20 | 0.00 | 0.00 | 0.00 | 12.20 | 2.44 | 9.76 | 0.0 | 0% | 0 |
| Purdin (Park) | 10.90 | 0.00 | 0.00 | 0.00 | 10.90 | 2.18 | 8.72 | 0.0 | 0% | 0 |
| Purdin (Commercial) | 16.30 | 0.00 | 0.47 | 0.00 | 15.80 | 3.16 | 12.60 | 0.0 | 0% | 0 |
| Purdin (RML) | 11.70 | 0.00 | 0.00 | 0.00 | 11.70 | 2.34 | 9.36 | 12.0 | 0% | 112 |
| Purdin (Employment) | 25.00 | 0.00 | 0.00 | 0.00 | 25.00 | 5.00 | 20.00 | 0.0 | 0% | 0 |
| Purdin (R-5) | 85.90 | 0.00 | 15.20 | 0.00 | 70.70 | 14.14 | 56.60 | 8.71 | 0% | 492 |
| TOTAL | 591.83 | 21.63 | 46.00 | 34.16 | 464.83 | 92.92 | 371.91 | | | 1,791 |

¹ Outside landslide area.

² Outside landslide area.

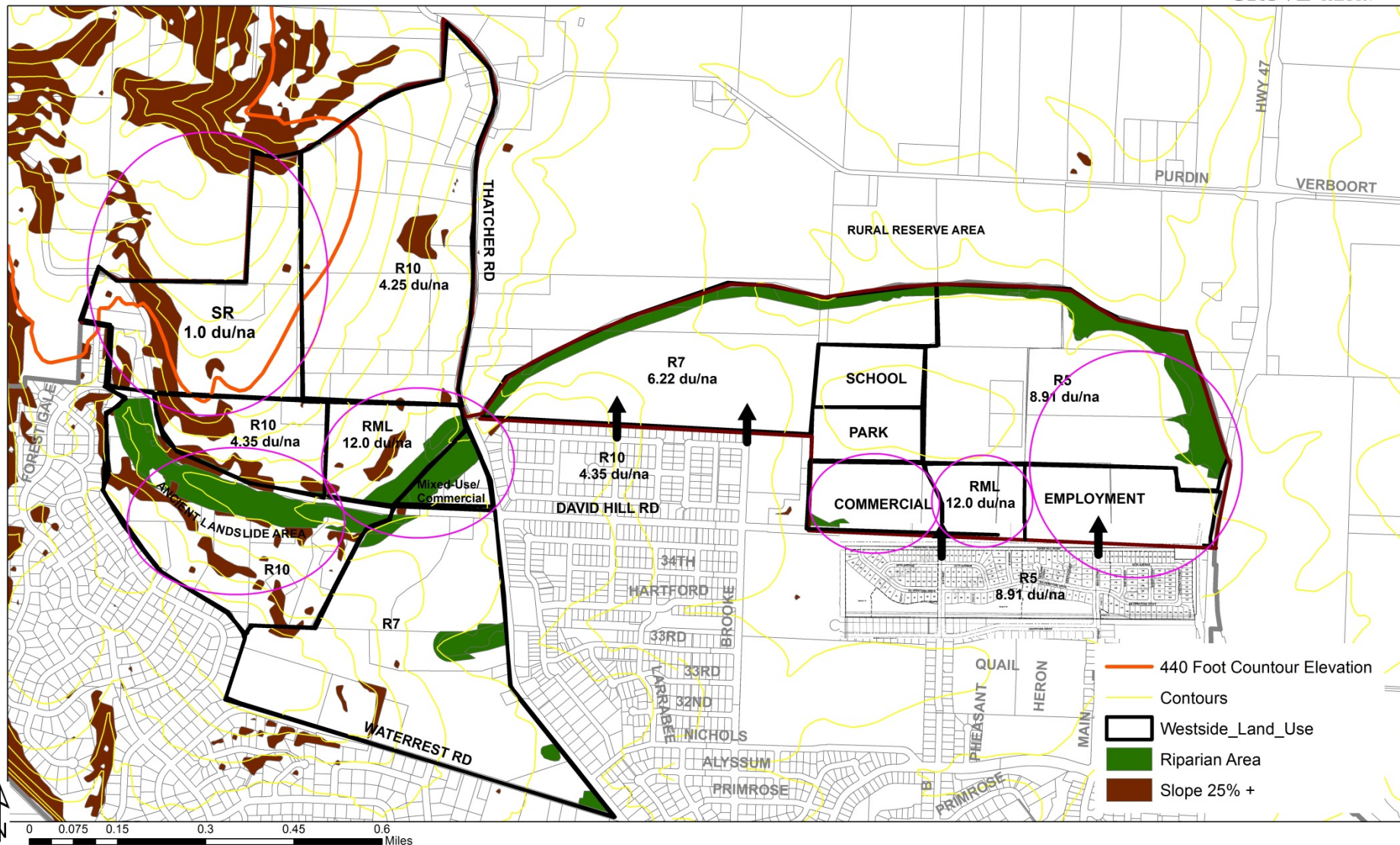
³ Landslide area includes slope and riparian area.

⁴ du/na = dwelling units per net acre.

⁵ Assumes limited residential above retail or standalone -plex development.

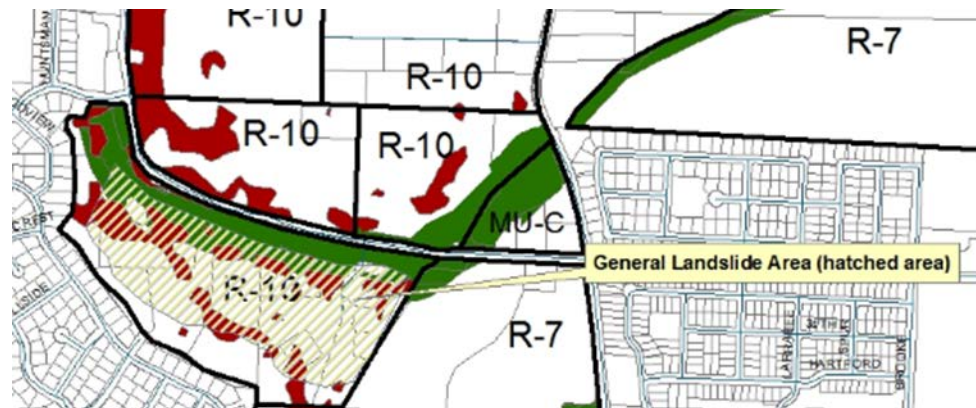
⁶ The land area within Thatcher Park and Thatcher Woods has been deducted from the land area. This deduction is approximately 25.18 acres.

WESTSIDE PLANNING PROJECT



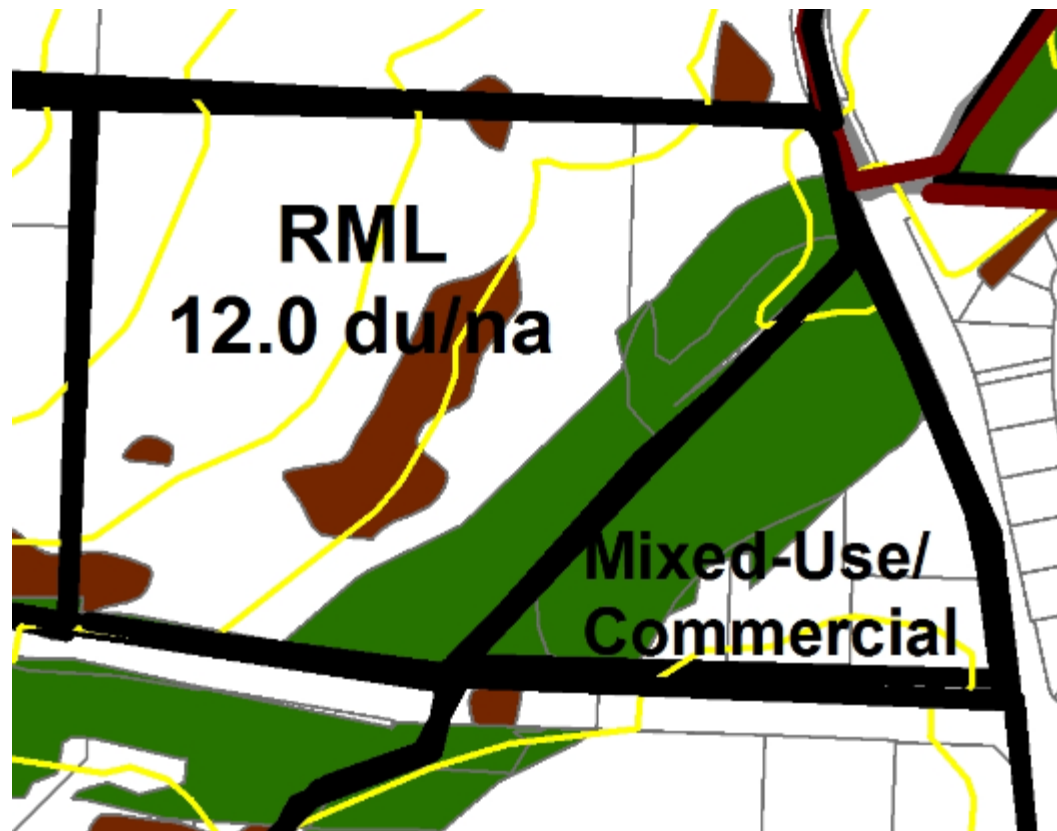
David Hill Area

- Landslide Area
 - Allow development or not



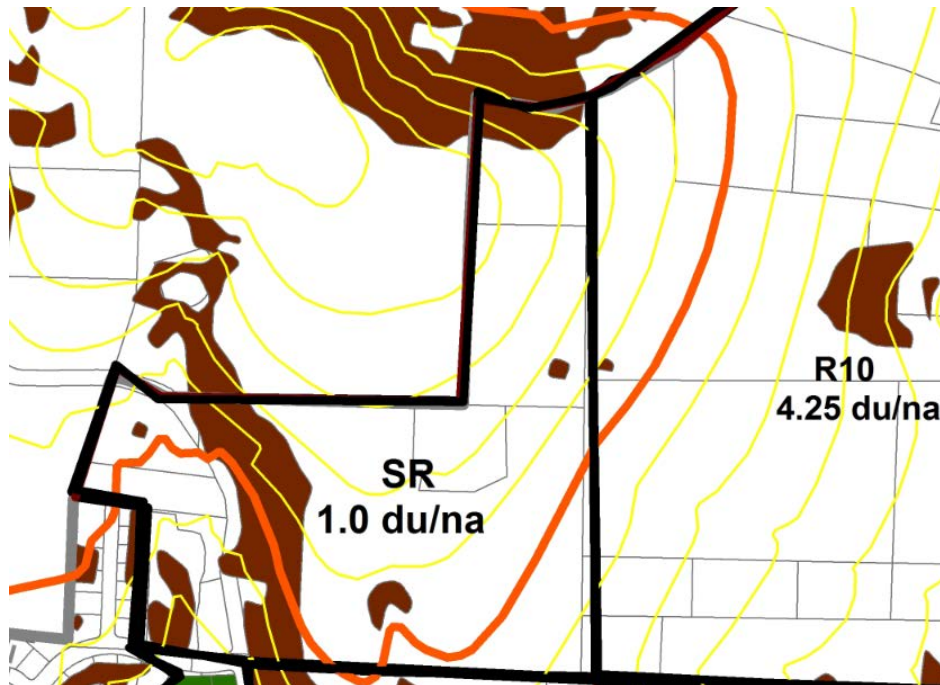
David Hill Area

- Mixed Use Commercial
 - Where?



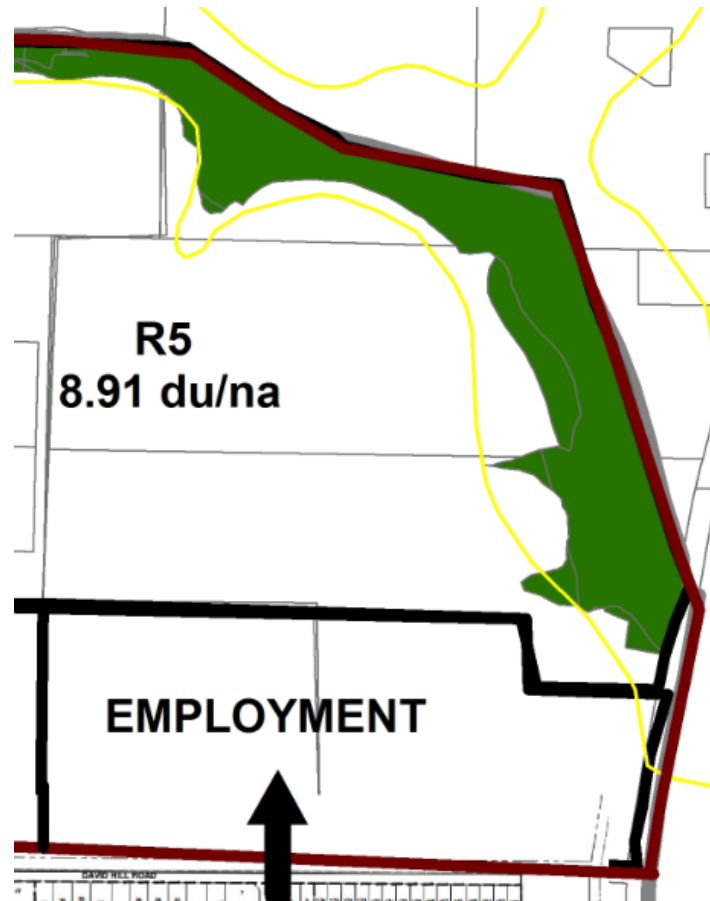
David Hill Area

- Suburban Designation
 - Should the 1 unit per acre designation be continued or R-10?



Purdin Road Area

- Employment vs Residential



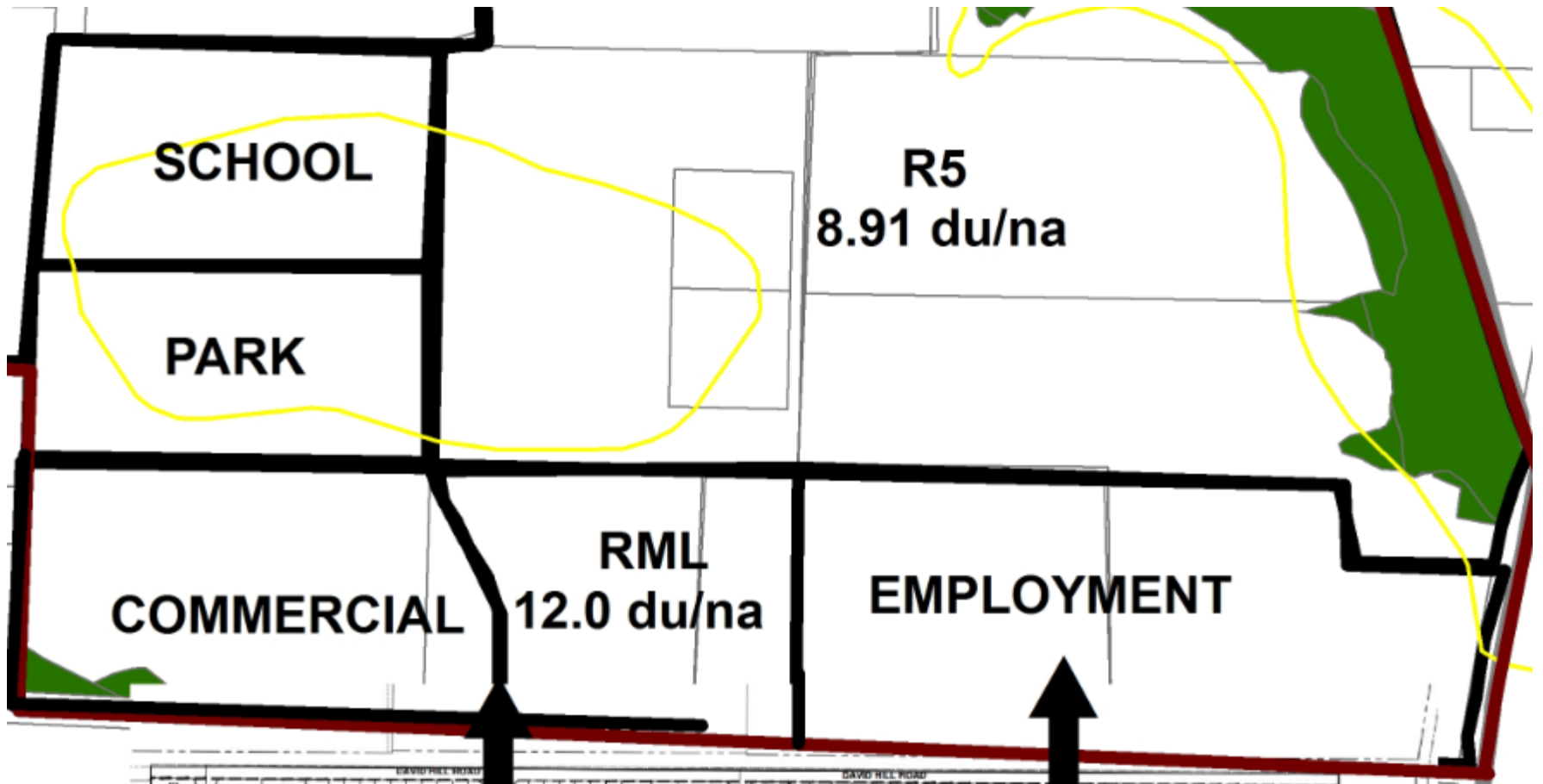
Purdin Road

Employment vs Residential continued

- Originally City viewed need, particularly large lot industrial
- 50 Year Question due to Reserves
- Industrial (EOA)
 - Over Supply next 20 years – 49 to 127 acres
 - Industrial Land need from 20 to 50 years – 134 to 434 acres
- Office
 - Need for next 20 years, particularly business park
 - 54 to 68 acres
 - 20 to 50 years – 209 to 434 acre need
- 38 acre industrial area brought into UGB – Elm Street Area

Purdin Road Area

- Mixed Use Commercial



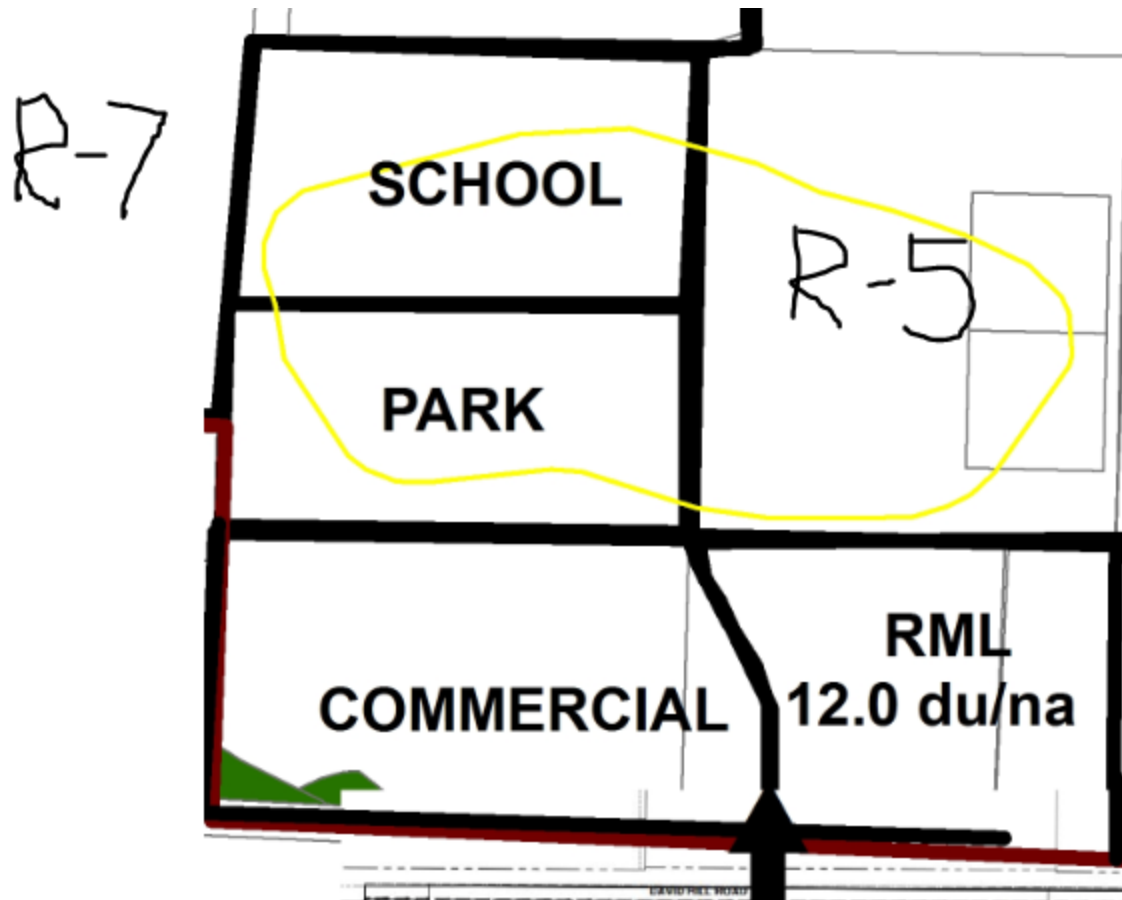
Purdin Road Area

Mixed Use Commercial continued

- Helps form Neighborhood Core
- EOA (Retail Commercial)
 - 20 years - 66 to 111 acre need
 - 20 to 50 years — 298 to 787 acre need
- Market Analysis for Times Litho
 - One Mile Radius - \$94 million annual leakage out of \$181 million
 - Three Mile Radius - \$205 million out of \$431 million
 - Five Mile Radius - \$284 out of \$561 million

Purdin Road Area

- Higher Density Residential



Purdin Road

- Other Uses Since last Charrette
 - Fire Station near David Hill and Highway 47 intersection – about 2 to 3 acres
 - Neighborhood Park – 10.9 acres – will be reviewed through Parks Master Plan Update but believes there is need
 - Employment Area could be active park use (e.g. fields) – review during Parks Master Plan update